

SNAPSHOT of HOME Program Performance--As of 03/31/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Jackson**

State: **TN**

PJ's Total HOME Allocation Received: **\$5,347,622**

PJ's Size Grouping*: **C**

PJ Since (FY): **1995**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State: 8				
% of Funds Committed	91.70 %	91.63 %	5	92.07 %	45	44	
% of Funds Disbursed	89.30 %	85.27 %	2	84.14 %	70	73	
Leveraging Ratio for Rental Activities	11.3	1.58	1	4.79	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	96.89 %	77.75 %	3	81.45 %	43	54	
% of Completed CHDO Disbursements to All CHDO Reservations***	82.24 %	77.11 %	2	69.74 %	64	69	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	34.78 %	64.92 %	8	80.97 %	3	2	
% of 0-30% AMI Renters to All Renters***	21.74 %	45.58 %	8	45.50 %	15	11	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	70.47 %	1	95.55 %	100	100	
Overall Ranking:			In State: 3 / 8	Nationally: 47	43		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$42,996	\$14,175		\$26,831	23 Units	9.80 %	
Homebuyer Unit	\$9,523	\$12,710		\$15,029	156 Units	66.40 %	
Homeowner-Rehab Unit	\$29,919	\$24,925		\$20,806	56 Units	23.80 %	
TBRA Unit	\$0	\$9,772		\$3,228	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (214 PJs)

C = PJ's Annual Allocation is less than \$1 million (283 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Jackson TN

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$104,105	\$43,139	\$30,899
State:*	\$41,220	\$73,433	\$32,771
National:**	\$96,090	\$75,663	\$23,585

CHDO Operating Expenses:
(% of allocation)

PJ: 2.7 %
National Avg: 1.2 %

R.S. Means Cost Index: 0.71

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	0.0	20.5	3.6	0.0	Single/Non-Elderly:	60.9	28.2	7.1	0.0
Black/African American:	100.0	78.8	96.4	0.0	Elderly:	13.0	4.5	55.4	0.0
Asian:	0.0	0.0	0.0	0.0	Related/Single Parent:	21.7	50.0	16.1	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	4.3	11.5	12.5	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	0.0	5.8	8.9	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.0	0.0	0.0					
Asian/Pacific Islander:	0.0	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	0.0	0.6	0.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	39.1	27.6	33.9	0.0	Section 8:	56.5	0.0 [#]		
2 Persons:	13.0	32.7	30.4	0.0	HOME TBRA:	4.3			
3 Persons:	21.7	25.6	21.4	0.0	Other:	0.0			
4 Persons:	13.0	8.3	7.1	0.0	No Assistance:	39.1			
5 Persons:	13.0	3.8	3.6	0.0					
6 Persons:	0.0	1.3	3.6	0.0					
7 Persons:	0.0	0.6	0.0	0.0					
8 or more Persons:	0.0	0.0	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				9

* The State average includes all local and the State PJs within that state

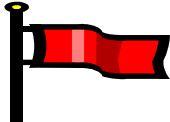
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Jackson State: TN Group Rank: 47
 (Percentile)
 State Rank: 3 / 8 PJs Overall Rank: 43
 (Percentile)
 Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 75.25%	96.89	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.43%	82.24	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	34.78	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 91.30%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.340	1.45	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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